

DATE: APRIL 18, 2014

TO: CHATEAULIN/PARKWOOD SOUTH AREA RESIDENT

FROM: BRIAN CONNOLLY, CONSTRUCTION COORDINATOR

CC: RYAN PETERSON, CITY ENGINEER

RE: DRIVEWAY APRON REPLACEMENT WITH STREET RECONSTRUCTION

Since the first neighborhood meeting notice was sent to property owners in the Chateaulin/Parkwood South neighborhood on December 27, 2013, City staff received a number of comments from property owners regarding the proposed partial replacement of existing concrete driveway aprons. The City will only replace that portion of the driveway what it needs to in order to complete its project.

If you are satisfied that the end of your driveway will be patched back with the existing material type to the extent necessary with no additional assessment, the following stapled letter and forms will not provide you any useful information. The attached letter and forms detail options property owners have to request additional driveway apron work for an additional assessment, or request that no driveway pavement be replaced in exchange for a modest credit and agreeing to perform driveway replacement privately and separate from the project work.

April 18, 2014

**Re: CONCRETE DRIVEWAY APRON REPLACEMENT OPTIONS
CITY PROJECT: 14-101A, CHATEAULIN/PARKWOOD SOUTH AREA**

Dear Property Owner:

Since the first neighborhood meeting notice was sent to property owners in the Chateaulin/Parkwood South neighborhood on December 27, 2013, City staff received a number of comments from property owners regarding the proposed partial replacement of existing concrete driveway aprons. The following information regarding driveway apron replacement was provided in that first notification letter:

Due to the varying type, condition, and size of driveway aprons throughout the reconstruction area, the City of Burnsville will be specifying the extent of driveway apron removal and replacement as follows:

- *The City will only remove and replace the portion of the driveway necessary to complete the street project; this is expected to be approximately 5' in length. This distance may be modified by the City inspector as warranted by project conditions. The City will not be replacing excess driveway length beyond what is necessary for the street project to replace driveways in poor condition.*
- *For existing driveways that have full or partial concrete aprons, a City standard concrete apron will be replaced for the entire width of the existing driveway.*
- *For existing bituminous asphalt driveways, a bituminous asphalt pavement patch will be installed for the entire width of the existing driveway.*
- *For existing driveways that have "special features" (colored or stamped concrete, cobblestone, etc.), the City of Burnsville will make every effort possible to protect the existing driveway apron during construction. If the apron cannot be protected, the City will attempt to replace it in-kind or provide a new concrete apron.*

Please note that the average driveway replacement length will be 5'. Your individual driveway replacement length could be larger or smaller depending upon factors such as the grade of the driveway, which side of the road the watermain is on (there will be more disturbance in general on the watermain side of the road), the inspector's judgment, driveway material type, etc. Driveways will not be replaced further because of cracking, settlement, or other poor condition that existed prior to starting construction, but could be replaced less if the driveway is in good condition and it is possible to save.

As a result of the comments we received through the neighborhood meeting process, we have explored adding other options to address driveway apron replacement in a fair and equitable manner throughout the neighborhood. **The City will not replace entire driveways with its contract.** The width and depth of driveway aprons vary throughout the neighborhood. Some property owners have added to, replaced, or do not currently have the original concrete driveway apron. The City has decided to allow individual property owners to replace their driveway apron beyond the City project replacement area as part of the City contract. Property owners interested in this option will subsequently pay the additional cost for such work at the City's contract rate.

Figure 1 on the following page highlights the limits and cost responsibilities for driveway work:

Driveway Apron Replacement Options

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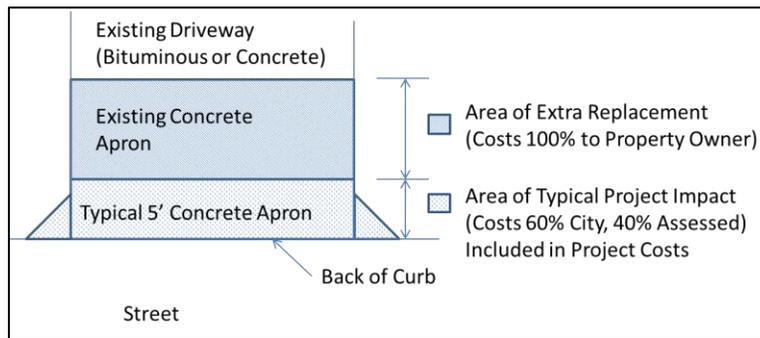


Figure 1

Enclosed with this notice, you will find two copies of a Petition and Waiver of Right to Public Hearing – Driveway Improvements form. Depending on the type and dimension of the existing driveway you have, you will be provided the following added options:

Existing Concrete Driveway

- 1) **Full Apron Replacement with Concrete:** Area and cost provided includes existing width of driveway at the concrete apron match point (cannot exceed 24'). The Property Owner agrees to pay the cost for the additional concrete apron replacement as noted on the Petition and Waiver form.
- 2) **Credit:** The first five feet (5') of concrete driveway apron would be removed as part of the curb removal. Property Owner agrees to replace the driveway apron with concrete, bituminous, or brick pavers following construction of the curb and gutter, but prior to the end of 2014, to be in compliance with City Code Section 10-12-1 (E). The City will provide a check to the property owner following the private driveway construction for the amount noted on the Petition and Waiver form.

Existing Bituminous Driveway (with Concrete Apron)

- 1) **Full Apron Replacement with Concrete:** Area and cost provided includes the width of existing driveway at the concrete apron match point, including any additional width of bituminous at the match point (cannot exceed 24'). This is replacement of the entire concrete apron with concrete pavement. The Property Owner agrees to pay the cost for the additional concrete apron replacement as noted on the Petition and Waiver form.
- 2) **Full Apron Replacement with Bituminous (Blacktop pavement):** Area and cost provided includes the total bituminous (blacktop pavement) width at the end of the concrete apron, and includes bituminous replacement all the way to the curb (cannot exceed 24'). This option means you are requesting replacement of your concrete apron with bituminous (blacktop) pavement all the way to the City curb. The Property Owner agrees to pay the cost for the bituminous pavement as noted on the Petition and Waiver form, or, if the cost is a credit, the City will provide a check to the property owner in the amount noted on the Petition and Waiver form.
- 3) **Credit:** The first five feet (5') of concrete driveway apron would be removed as part of the curb removal. Property Owner agrees to replace the driveway apron with concrete, bituminous, or brick pavers following construction of the curb and gutter, but prior to the end of 2014, to be in compliance with City Code Section 10-12-1 (E). The City will provide a check to the property owner following construction for the amount noted on the Petition and Waiver form. This would be a good option if you want to replace your entire driveway after the City curb is placed, but prior to the end of the 2014 construction season.

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The driveway area and dimensions provided have been derived from topographical survey data collected prior to final improvement design, as well as from field measurements, aerial photos, and site photographs. If you have questions regarding the information provided, or if you believe the information provided is incorrect, please feel free to contact me at the number or e-mail provided at the end of this letter.

If you wish to receive the standard concrete apron replacement (typically 5' from the back of curb), and as noted in the initial neighborhood meeting invite letter and reiterated in the attached memo and on the first page of this letter, you do not need to return a copy of the enclosed form and there will be no additional assessment.

Cost values are based on the following contractor bid costs for the street reconstruction work, and are summarized as follows:

- 1) Driveway Pavement Removal: \$1.11/Square Foot
- 2) Concrete Driveway Pavement Replacement: \$4.94/Square Foot
- 3) Bituminous Driveway Pavement Replacement: \$3.33/Square Foot

If you wish to choose any of the options provided, we request that you select your preferred option, sign and date one of the forms, and return it to the City no later than **May 30, 2014**. You may retain the second copy for your own records. By signing and returning the enclosed form, you are agreeing to:

- 1) Allow the City's contractor to perform the work as selected on the form;
- 2) Agreeing to the cost for the work as provided on the form;
- 3) Waiving your right to have a public hearing for the cost of the work to be levied as a special assessment against your property, as provided on the form;
- 4) Agreeing to pay the cost for the work in the time provided on the form; and
- 5) Agreeing to the one year warranty the City receives for the work. The City has no recourse for the driveway work after one year. The City will not replace damaged driveways after the warranty period has expired.

Completed forms may be submitted to the City in the following forms:

- 1) U.S. Mail – Send to:
City of Burnsville
Attn: Brian Connolly
100 Civic Center Parkway
Burnsville, MN 55337
- 2) Drop Off at City Hall (address above) between 8:00 am and 4:30 pm, Monday through Friday (main reception desk) or place in the utility payment drop box located in the parking lot at any time.

If you do not return the Petition and Waiver of Right to Public Hearing – Driveway Improvements form, a standard concrete apron (typically 5' from the back of curb) will be installed for the entire width of your driveway at no additional cost to you.

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If you have any questions regarding the enclosed Petition and Waiver of Right to Public Hearing – Driveway Improvements form, or any of the information provided in this letter, please feel free to contact me via phone or at the e-mail address below.

Sincerely,



Brian D. Connolly, PE

Construction Coordinator

Business Phone: (952) 895-4457

brian.connolly@ci.burnsville.mn.us

Enc. (2)

Cc: City Council, Heather Johnston, Steve Albrecht, Ryan Peterson, Nils Hudyma, Walter Ehresmann, Jeff Remer, Dale Boehne, Joe Koscielak